

EXHIBIT A

Code Amendment No. CA2013-001 (proposed amendment is underlined>)

Section 20.22.030, Table 2-10

TABLE 2-10

**DEVELOPMENT STANDARDS FOR VERTICAL AND
HORIZONTAL MIXED-USE ZONING DISTRICTS**

Development Feature	MU-V	MU-MM	MU-DW	MU-CV/15th St.	Additional Regulations
Lot Dimensions (1)(2)	Minimum dimensions required for each newly created lot.				
Lot Area (2)	2,500 sq. ft.	10,000 sq. ft.	40,000 sq. ft.	5,000 sq. ft.	
Lot Width (2)	25 ft.	50 ft.	100 ft.	40 ft.	
Density Range	Minimum/maximum allowable density range for residential uses.				
Lot area required per unit (sq. ft.) (3)	Minimum: 1,631 Maximum: 2,167 <u>(5)</u>	Minimum: 1,631 Maximum: 2,167 For property beginning 100 ft. north of Coast Hwy.	Minimum: 1,631 Maximum: 2,167	Minimum: 1,631 Maximum: 2,167 <u>(5)</u>	

Notes:

- (1) All development and the subdivision of land shall comply with the requirements of Title 19 (Subdivisions).
- (2) The standards for minimum lot area and lot width are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for the creation of ownership or leasehold (e.g., condominium) purposes.
- (3) For the purpose of determining the allowable number of units, portions of legal lots that are submerged lands or tidelands shall be included in land area of the site.
- (4) Portions of legal lots that are submerged lands or tidelands shall be included in the net area of the lot for the purpose of calculating the allowable floor area of structures.
- (5) The minimum density may be modified or waived through the approval of a site development review.

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